

February 13, 2006

Meeting Agenda

Greenwood Advisory Plan Commission

Time: 7:00pm (or immediately following the BZA meeting if later)

Place: City Council Chambers
2 North Madison Avenue
Greenwood, IN 46142

- **Call to Order** 7:00pm
- **Minutes**
 - January 9, 2006 *Approved*
 - January 30, 2006 (Training Session) *Approved*
- **Old Business**
 - 1. PC2005-055 O'Reilly Automotive site plan
- **Old Business from the Floor**
- **New Business**
 - Public Hearings -----*
 - 2. PC2006-008 Rock Lane Ridge rezoning
 - Site Development Plans -----*
 - 3. PC2006-005 Indiana-American Office Park, Lot 2 site plan
- **New Business from the Floor**
 - Develop boulevard design standards
 - Aldi sidewalk waiver reconsideration
 - Overlay Committee appointments
- **Announcements**
- **Adjournment** 9:00pm

Next Meeting:
February 27, 2006



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Members Present: *Phil Tinkle, Trent Pohlar, Carmen Madsen, Janet Eades, Duane O'Neal, Keith Hardin, Jim Oxley*

Detailed Project Descriptions

Old Business

1. **PC 2005-055 Site Development Plan for O'Reilly Automotive**, Summerfield Crossing, Block C, Lot 3. Located on the southwest corner of Independence Drive and Declaration Drive, this .923-acre lot is zoned C2. The petitioner and owner is O'Reilly Automotive and the engineer preparing the plans is Anderson Engineering. (*HISTORY: Continued on 12/12/05 due to absence of petitioner, 01/09/06 petitioner unprepared*) *Waiver and site plan approved with conditions.*

New Business

Public Hearings

2. **PC 2006-008 Zone Map Change for Rock Lane Ridge**, rezone with commitments from R2 to C1 for mixed use development. Located on the northeast corner of East Main Street and Combs Road, this 49.897-acre lot is zoned R2. The petitioner and owner is Rocklane Properties LLC. *Favorable recommendation with commitments to the Common Council (introduction tentatively scheduled on February 20 and First Reading on March 6).*

Site Development Plans

3. **PC 2006-005 Site Development Plan for Indiana-American Office Park**, Lot 2. Located on the southwest of County Line Road and Airport Parkway, this 3.94-acre lot is zoned B1 & C1. The petitioner and owner is J. Greg Allen and the engineer preparing the plans is Projects Plus. *Approved with conditions.*

New Business From the Floor

- ☐ **Boulevard Design Standards.** *Staff directed to develop language for boulevard design standards.*
- ☐ **Aldi sidewalk waiver reconsideration.** *Petitioner (PC2005-056) may resubmit for consideration their request for a sidewalk waiver.*
- ☐ **Overlay Committee appointments.** *Pohlar, Tinkle, Madsen, Hardin.*

Date Prepared: January 31, 2006